



**ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION**

**PROPERTY OWNER:** PAGAN ANTONIO & PAGAN BAILLIA

PAGAN ANTONIO & PAGAN BAILLIA  
PO Box 5173  
Vancouver, WA 98668

**ACCOUNT NUMBER:** 108488-178

**PROPERTY LOCATION:** 12507 NE 76th St  
Vancouver, WA 98682

**PETITION:** 86

**ASSESSMENT YEAR:** Valued January 1, 2021 **TAXES PAYABLE IN:** 2022

The Board of Equalization for Clark County Washington was duly convened on September 24, 2021 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

		<b>BOARD OF EQUALIZATION (BOE) VALUE</b>	
<b>ASSESSED VALUE</b>			
Land	\$ 160,300	\$	160,300
Improvements	\$ 164,696	\$	164,696
Personal property			
<b>ASSESSED VALUE</b>	<b>\$ 324,996</b>	<b>BOE VALUE</b>	<b>\$ 324,996</b>

Date of hearing: October 21, 2021

Recording ID# PAGAN

Hearing Location: By remote WebEx video conference and/or teleconference

Attendees (all through virtual conference):

Board of Equalization Members:  
Daniel C. Weaver, Chairman  
Lisa Bodner  
Dick Riley

Appellant:  
Antonio Pagan

Assessor:  
None

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

## FACTS AND FINDINGS

The subject property is a ranch style residence with 1,232 square feet, built in 1964 and is of fair construction quality located on 0.19 acres.

The appellant stated that the home needs a new roof and there are sink holes making the property unlevel. Road work adjacent to the lot has caused flooding issues on the property. The ceiling heat is not working in parts of the house.

The appellant requested a value of \$282,995.

The appellant provided insufficient evidence to overcome the Assessor's presumption of correctness.

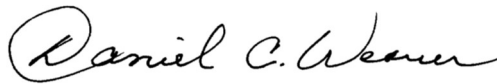
## DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant, concludes that the appellant has not made an argument sufficiently clear, cogent, and convincing to overcome the Assessor's presumption of correctness.

The certified value of the subject property is sustained at \$324,996 as of January 1, 2021.

**This order is submitted into the record of the Clark County Washington Board of Equalization:**

Mailed on November 10, 2021  
The Board of Equalization  
1300 Franklin Street, Suite 650  
Vancouver, WA 98660-5000  
564-397-2337



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Daniel C. Weaver, Chairman

**NOTE:** This order may be appealed to the State Board of Tax Appeals by filing a Notice of Appeal form BTA100 at PO Box 40915, Olympia, WA 98504-0915 within 30 days of mailing of this order. Forms are available either from, the Board of Equalization, [www.clark.wa.gov/boardofequalization](http://www.clark.wa.gov/boardofequalization), the Assessor's Office or the Washington State Board of Tax Appeals.

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**ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION**

**PROPERTY OWNER: EDWINSON MICHAEL D & EDWINSON MORGAN  
U CO-TRUSTEES**

EDWINSON MICHAEL D & EDWINSON MORGAN U CO-TRUSTEES  
714 W 16th St  
Vancouver, WA 98660

**ACCOUNT NUMBER: 55590-000**

**PROPERTY LOCATION: 714 W 16th St  
Vancouver, WA 98660**

**PETITION: 90**

**ASSESSMENT YEAR:** Valued January 1, 2021      **TAXES PAYABLE IN:** 2022

The Board of Equalization for Clark County Washington was duly convened on September 24, 2021 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

		<b>BOARD OF EQUALIZATION (BOE) VALUE</b>	
<b>ASSESSED VALUE</b>			
Land	\$ 180,000	\$	180,000
Improvements	\$ 248,730	\$	215,453
Personal property			
<b>ASSESSED VALUE</b>	<b>\$ 428,730</b>	<b>BOE VALUE</b>	<b>\$ 395,453</b>

Date of hearing: October 21, 2021

Recording ID# EDWINSON

Hearing Location: By remote WebEx video conference and/or teleconference

Attendees (all through virtual conference):

Board of Equalization Members:

Daniel C. Weaver, Chairman

Lisa Bodner

Dick Riley

Appellant:

Michael Edwinston

Morgan Edwinston (Spectator)

Assessor:

None

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

## FACTS AND FINDINGS

The subject property is a 1.5-story residence with 1,388 square feet, built in 1905 and is of average construction quality located on 0.09 acres.

The appellant stated that the property was purchased four years ago at full value. Some improvements have been made since then out of necessity of function. The electrical panel was improved, some of the utility lines to the house were improved, and storage was increased. Of the comparables that have basements one has a finished basement and another is partially finished. The subject does not have a basement. The appellant submitted three comparable sales [#44140-000 sold for \$350,000 in March 2020; #54880-000 sold for \$350,000 in November 2020; and #55925-000 sold for \$350,000 in September 2020].

The appellant requested a value of \$395,453.

The appellant's comparable sales supported by the trended value from the prior year supports the requested value of \$395,453.

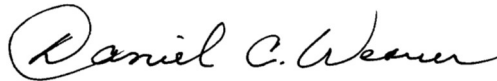
## DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant, concludes that the appellant has made an argument sufficiently clear, cogent, and convincing to overcome the Assessor's presumption of correctness.

The market value of the subject property is set at \$395,453 as of January 1, 2021.

**This order is submitted into the record of the Clark County Washington Board of Equalization:**

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564-397-2337



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Daniel C. Weaver, Chairman

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**ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION**

**PROPERTY OWNER: GEORGESCU RICHARD & GEORGESCU JULIA**

GEORGESCU RICHARD & GEORGESCU JULIA  
16802 NE 152nd Ave  
Brush Prairie, WA 98606

**ACCOUNT NUMBER: 194996-000**

**PROPERTY LOCATION:** 16802 NE 152nd Ave  
Brush Prairie, WA 98606

**PETITION: 91**

**ASSESSMENT YEAR:** Valued January 1, 2021      **TAXES PAYABLE IN:** 2022

The Board of Equalization for Clark County Washington was duly convened on September 24, 2021 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

		<b>BOARD OF EQUALIZATION (BOE) VALUE</b>	
<b>ASSESSED VALUE</b>			
Land	\$ 279,310	\$	279,310
Improvements	\$ 644,305	\$	644,305
Personal property			
<b>ASSESSED VALUE</b>	<b>\$ 923,615</b>	<b>BOE VALUE</b>	<b>\$ 923,615</b>

Date of hearing: October 21, 2021

Recording ID# GEORGESCU

Hearing Location: By remote WebEx video conference and/or teleconference

Attendees (all through virtual conference):

Board of Equalization Members:  
Daniel C. Weaver, Chairman  
Lisa Bodner  
Dick Riley

Appellant:  
None

Assessor:  
None

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

## FACTS AND FINDINGS

The subject property is a 1.5-story residence with 4,159 square feet, built in 2003 and is of good plus construction quality located on 3 acres.

The appellant submitted two comparable sales [#119204-012 sold for \$425,000 in June 2020 and #119204-006 sold for \$605,000 in March 2021]. There was no detailed comparison of characteristics with the subject property.

The appellant requested a value of \$800,000.

The appellant's comparable sales did not include a comparison of characteristics between the comparables and those of the subject property.

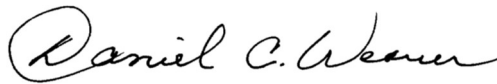
## DECISION

The Board, after carefully reviewing the information provided by the appellant, concludes that the appellant has not made an argument sufficiently clear, cogent, and convincing to overcome the Assessor's presumption of correctness.

The certified value of the subject property is sustained at \$923,615 as of January 1, 2021.

**This order is submitted into the record of the Clark County Washington Board of Equalization:**

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The Board of Equalization  
1300 Franklin Street, Suite 650  
Vancouver, WA 98660-5000  
564-397-2337



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Daniel C. Weaver, Chairman

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**ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION**

**PROPERTY OWNER:** SAKAI JACIE RACHELE

SAKAI JACIE RACHELE  
7307 NE 67th St  
Vancouver, WA 98662

**ACCOUNT NUMBER:** 986044-946

**PROPERTY LOCATION:** 7307 NE 67th St  
Vancouver, WA 98662

**PETITION:** 92

**ASSESSMENT YEAR:** Valued January 1, 2021 **TAXES PAYABLE IN:** 2022

The Board of Equalization for Clark County Washington was duly convened on September 24, 2021 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

		<b>BOARD OF EQUALIZATION (BOE) VALUE</b>	
<b>ASSESSED VALUE</b>			
Land	\$ 120,000	\$	120,000
Improvements	\$ 192,500	\$	212,500
Personal property			
<b>ASSESSED VALUE</b>	<b>\$ 312,500</b>	<b>BOE VALUE</b>	<b>\$ 312,500</b>

Date of hearing: October 21, 2021

Recording ID# SAKAI

Hearing Location: By remote WebEx video conference and/or teleconference

Attendees (all through virtual conference):

Board of Equalization Members:  
Daniel C. Weaver, Chairman  
Lisa Bodner  
Dick Riley

Appellant:  
None

Assessor:  
None

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

## FACTS AND FINDINGS

The subject property is a ranch style residence with 1,088 square feet, built in 2018 and is of average construction quality located on 0.06 acres.

The appellant submitted three comparable sales. Comparable #2 [#986036-601 sold for \$321,000 in February 2019], but comparables #1 and #3 were older, inhibiting their relevance.

The appellant requested a value of \$312,500.

The Assessor submitted a 2021 property information card and a cover letter recommending the assessed value be reduced to \$312,500. The appellant agreed with the appraiser's findings.

The evidence provided supports a value of \$312,500.

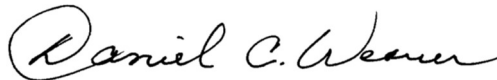
## DECISION

The Board, after carefully reviewing the information provided by the appellant and the evidence provided by the Assessor, concludes that the appellant has not made an argument sufficiently clear, cogent, and convincing to overcome the Assessor's preponderance of evidence.

The certified value of the subject property is sustained at \$312,500 as of January 1, 2021.

**This order is submitted into the record of the Clark County Washington Board of Equalization:**

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The Board of Equalization  
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564-397-2337



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Daniel C. Weaver, Chairman

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**ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION**

**PROPERTY OWNER: WOODRICH KENNETH B & WOODRICH NICOLE L**

WOODRICH KENNETH B & WOODRICH NICOLE L  
3205 F St  
Vancouver, WA 98663

**ACCOUNT NUMBER: 13115-000**

**PROPERTY LOCATION:** 3205 F St  
Vancouver, WA 98663

**PETITION: 94**

**ASSESSMENT YEAR:** Valued January 1, 2021 **TAXES PAYABLE IN: 2022**

The Board of Equalization for Clark County Washington was duly convened on September 24, 2021 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

		<b>BOARD OF EQUALIZATION (BOE) VALUE</b>	
<b>ASSESSED VALUE</b>			
Land	\$ 194,997	\$	194,997
Improvements	\$ 792,753	\$	630,003
Personal property			
<b>ASSESSED VALUE</b>	<b>\$ 987,750</b>	<b>BOE VALUE</b>	<b>\$ 825,000</b>

Date of hearing: October 21, 2021

Recording ID# WOODRICH

Hearing Location: By remote WebEx video conference and/or teleconference

Attendees (all through virtual conference):

Board of Equalization Members:  
Daniel C. Weaver, Chairman  
Lisa Bodner  
Dick Riley

Appellant:  
Kenneth Woodrich

Assessor:  
None

# ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

## FACTS AND FINDINGS

The subject property is a 2-story residence with 5,622 square feet, built in 1946 and is of good construction quality located on 0.23 acres. The property includes a detached garage measuring 380 square feet.

The appellant stated that the sales of other homes in the neighborhood show that the subject value is too high. The closest comparable to the subject assessment is 508 E 28th, which is still under \$800,000. The appellant's evidence included an appraisal performed by Michael W. Martin of Amrock, Inc. indicating a value of \$780,000 as of March 2020. The appellant submitted three comparable sales [#13060-000 sold for \$799,999 in March 2021; #16550-000 sold for \$795,000 in April 2021; and #17800-000 sold for \$545,000 in March 2020].

The appellant requested a value of \$825,000.

The appellant's independent appraisal and comparable sales support the requested value of \$825,000.

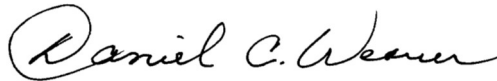
## DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant, concludes that the appellant has made an argument sufficiently clear, cogent, and convincing to overcome the Assessor's presumption of correctness.

The market value of the subject property is set at \$825,000 as of January 1, 2021.

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Vancouver, WA 98660-5000  
564-397-2337



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